

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 Goodall Drive, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$795,000

### Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 01/01/2024 to 31/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 Trafalgar Cr LILYDALE 3140	\$800,000	15/05/2024
2	13 Admiral Ct LILYDALE 3140	\$775,000	20/02/2024
3	15 Achilles Ct LILYDALE 3140	\$760,000	10/04/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/06/2024 13:25



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**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$795,000

**Median House Price**

March quarter 2024: \$950,000

## Comparable Properties



**30 Trafalgar Cr LILYDALE 3140 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Property Type:** House  
**Land Size:** 611 sqm approx



**13 Admiral Ct LILYDALE 3140 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** House  
**Land Size:** 866 sqm approx



**15 Achilles Ct LILYDALE 3140 (REI/VG)**

**Agent Comments**

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**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** House  
**Land Size:** 858 sqm approx